

Based on an evaluation performed by certified arborists in staff of Gerald's Tree Service, it is recommended that the entry way to Marsh Landing receive the attention proposed in attached estimate for the following reasons:

- tree contains included bark where branch or co-dominant lead meet the main tree trunk posing a threat of breaking off or tearing from tree trunk
- tree has overgrown its allotted tree space, overcrowding surrounding tree and plant life
- tree is smothered out by larger trees, and cannot reach maximum potential in competition with surrounding, healthier trees
- tree is nearing its life expectancy
- tree health is declining and irreversible

The ultimate goal from tree removal proposal is to achieve maximum potential: physically, and aesthetically.

Trees assessed by:

Brittany Adamo
Florida Certified Arborist
Gerald's Tree Service

Thomas Breneman
Florida Certified Arborist
Gerald's Tree Service



Community Association at Estero, Inc.

Board of Directors Meeting June 30, 2015 Minutes

1. **Call to Order** – President Connie Mansfield called the meeting to order at the Marsh Landing Clubhouse at 7:00 P.M..
2. **Roll Call & Quorum Acknowledgement** – Directors Connie Mansfield, James McCrow, and Bill Ziegler were present. Tom Iannotti was on Face Time and Bill McPhail was on speaker phone. All Directors being present, the meeting continued. David Barnett, CAM, was also present.
3. **Confirmation of Meeting Notice** – C. Mansfield stated that the Meeting Notice and Agenda had been posted at the Clubhouse and on the website on June 26, 2015.
4. **Approval of Minutes of May 26, 2015 Meeting** – C. Mansfield moved to accept the minutes as written. T. Iannotti seconded the motion. Passed 5 to 0.
5. **Communication** – C. Mansfield spoke about activity concerning the property at Coconut Road and Route 41. Still waiting for a date to be arranged for a meeting with the developer and interested parties regarding mixed use. Also Estero has a new committee meeting to review any new projects. There are also ad hoc group meetings regarding Lee Memorial Hospital and expansion of beds at Gulf Coast Hospital. Information will be posted to the website as it becomes available. There is nothing further to report on the storage unit between Marsh Landing and Fountain Lakes.
6. **Treasurer Report** – James McCrow reported that as of May 31, 2015, Operating Funds were \$84,365.55, Cash Reserves totaled \$343,845.91, Retained Earnings were \$77,032.86 and Year-to-Date Net Income was **over budget** by \$20,725.07.
7. **Manager Report** – There was a written report presented. D. Barnett reported on status of BSU project which appears to be finished in Marsh Landing but the problem is the Autumn Leaves hookup for their sprinkler system. We are gathering bills for the water used to irrigate the new sod and charge it to Haskins, Inc.
8. **President's Update-**
 - a. **Eviction Letter** – A non-renewal of lease was recommended and to be indicated in a letter. C. Mansfield moved we continue with a non-renewal of lease for 23163 Marsh Landing Boulevard. Seconded by B. McPhail. Passed 5 to 0.
 - b. **Heads Up** – With the rainy season, if you are not in residence, have someone check your ceilings, roof, etc. for any leaks. You might also list the name of your contact in emergencies.
 - c. **Water Irrigation** – The irrigation lines are 15 to 18 years old and some are breaking, leaking, etc., and no one is reporting it.
9. **Committee Reports –**
 - a. **Landscape** – B. Weegmann read a detailed report regarding the current status of all landscape projects. (Attached)
 - b. **Communication** – C. Mansfield mentioned that a quarterly newsletter should be available at the Clubhouse in early July and on the website.

- c. **ECCL** – Beverly MacNellis reported that you can also access the website of "esterotoday.com" for any e-mails and the Village of Estero website is "estero-fl.gov." B. MacNellis listed upcoming meetings and if you have any concerns, see Beverly and she will relay them to the ECCL.
- d. **Pool & Clubhouse** – No Report.
- e. **Finance** – No Report.

10. Old Business

- a. **Clubhouse Cleaning Contract** – T. Iannotti moved to rewrite the cleaning specifications and give 30 days' notice. Seconded by B. Ziegler. Passed 5 to 0. Will get the specifications rewritten and then get them out to everyone. C. Schroeder, as Chairperson of the Pool and Clubhouse Committee will coordinate.
- b. **Foreclosure Update** – The last two homes in long-standing foreclosure have sold. 22999 Forest Ridge Drive and 23048 Marsh Landing Boulevard are being renovated. We were able to collect every single penny owed on the Forest Ridge Drive residence. That brings us current.
- c. **Tree Thinning** – We have submitted our application and the approval is ready, however, it has to go to Estero and we are waiting on Estero's approval before we can move forward. As a result, we are not yet on the schedule to have the necessary trees removed.
- d. **Front Gate Project** – B. McPhail, as Chairperson of this project, said we have to understand how much money, what needs to be done, surveying, etc., and trying to get a couple more fence companies to bid. We would issue the contract to a fence company, let them pull the permit. It remains unclear whether this will have to be presented to Estero Council Design Review.

11. New Business

- a. **AMC Submissions** – There were no submissions for the month.
- b. **Blood Mobile** – Lee Memorial Hospital called and since Charlie Palmer volunteered to arrange a date, we are going to wait until everyone returns for the season. In the meantime, Naples Community Hospital said they have a blood mobile at Coconut Point once a month for donations.
- c. **Parking Clarification** – It is our intent to have all cars parked in line on driveways, parallel with the driveway sides, not parallel to the road. Owners are asked to abide by this intent.

12. **Next Regular BOD Meeting** - Scheduled for July 28, 2015 at 10:00 A.M.

13. **Adjournment** -- A motion to adjourn was made by J. McCrow and seconded by B. Ziegler. Carried unanimously. The meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Marlene R. Grove



Community Association at Estero, Inc.

Board of Directors Meeting May 26, 2015 Minutes

1. **Call to Order** – President Connie Mansfield called the meeting to order at the Marsh Landing Clubhouse at 10:00 A.M..
2. **Roll Call & Quorum Acknowledgement** – Directors Connie Mansfield, James McCrow, and Bill Ziegler were present. Tom Iannotti was on Face Time and Bill McPhail was on speaker phone. All Directors being present, the meeting continued. David Barnett, CAM, was also present.
3. **Confirmation of Meeting Notice** – C. Mansfield stated that the Meeting Notice and Agenda had been posted at the Clubhouse and on the website on May 22, 2015.
4. **Approval of Minutes of April 28, 2015 Meeting** – C. Mansfield moved to accept the minutes as written. B Ziegler seconded the motion. Passed 5 to 0.
5. **Communication** – C. Mansfield spoke relative to the recent incident in Villa I and why we did not send out a blast regarding this incident. The reason being that have not activated that module on our website and also we need to think about how to handle situations in the future. Residents must also be aware of situations and for everyone's personal safety, it is their responsibility to obey instructions by law enforcement since they would be in charge. We need to consider the preferred method of alerting residents, etc., and also getting N. Figgins involved in the method of communication.
6. **Treasurer Report** – James McCrow reported that as of April 30, 2015, Operating Funds were \$146,342.01, Cash Reserves totaled \$343,751.87, Retained Earnings were \$77,032.86 and Year-to-Date Net Income was \$24,956.49.
7. **Manager Report** – There was no written report presented. D. Barnett reported on status of BSU project relative to clean-up, testing, possible completion date, and walk-around for final approval of project, as well as several ongoing items.
8. **President's Update-**
 - a. **Nextdoormarshlanding-** This website is a private neighborhood website and its intention is for neighbors to share items for sale, crime/safety concerns, etc. and not to make slanderous comments against the Board and these comments will not be tolerated by the Board. The people are volunteers and are tired of getting beat up.
 - b. **Autumn Leaves** – We have to monitor what is going on regarding landscaping, etc., to ensure it meets what was originally allowed.
 - c. **Bonita Springs Utilities** – Have not switched over to new system as yet. The project continues.
9. **Committee Reports** –
 - a. **Landscape** – Betty Weegmann read a detailed report regarding the trees along the entrance and that we are waiting for the rainy season to begin before starting the project. (Attached)
 - b. **Communication** – No report.

- c. **ECCL** – Beverly MacNellis reported that she will be picking up signs for Marsh Landing Board meetings and they will be posted one week before Board meetings. B. MacNellis also said the license plate holders for "Village of Estero" are available for \$10.00 each. You can also access the website of "esterotoday.com" to list any concerns of our community. Naples Community Hospital and Lee Memorial Hospital are in arbitration regarding the status of Bonita Community Health Center.
- d. **Pool & Clubhouse** – No report.
- e. **Finance** – No Report.

10. Old Business

- a. **Clubhouse Cleaning Contract** – D. Barnett reported have three bids. D. Barnett to schedule a meeting with Mike of Elite to improve cleaning for the next 30 days. Otherwise, Elite will be given the final 30 day cancellation.
- b. **Hurricane Contract** – C. Mansfield has just signed contract.
- c. **Tree Thinning** – Proposal is attached to the Landscaping Report. J. McCrow motioned to accept the estimated proposal for the removal of the 13 trees and treat the grounds. T. Iannotti, B. McPhail, C. Mansfield, J. McCrow, B. Ziegler – Yeas. Passed 5 to 0.
- d. **Front Gate Project** – B. McPhail to take lead in project. To be broken down into several phases. Next step would be surveying and pulling permits

11. New Business

- a. **AMC Submissions-**
It was moved by C. Mansfield and seconded by B. Ziegler to approve the AMC Recommendation for 22932 FRD –Fence Addition and to delay approval pending clarification for 23132 MLB – Exterior Painting. Motion Approved.
- b. **Acceptance of Rules & Regulations Recommendation.**
 - i. It was moved by T. Iannotti and seconded by B. McPhail to accept the recommendations by the Rules & Regulations Committee for the hearing held on May 4, 2015. Approved.
 - ii. J. McCrow made a motion to accept the appeal overturning the Rules and Regulations ruling from a February 24, 2015 hearing regarding a compliance issue. Approved. Owner will be credited with fine amount already paid.
 - iii. It was also noted that when sending a Certified Letter, the number on the green card and the white sheet must be included in the letter.
- c. **Nominations to Rules & Regulations Committee** – C. Mansfield moved and B. Ziegler seconded that the nominations of V. Del Duca and N. Jarvi be accepted. Approved.
- d. **Committee Report Form** – A Committee Report Form is being drafted so when anyone has a meeting, the time, attendees, resolutions, recommendations are presented there is a record in the Office. Also an Agenda must be posted 48 hours prior to the meeting.
- e. **Roof Replacement Palette** – T. Iannotti motioned and B. McPhail seconded that one color be added to the roof replacement palette for condos. Approved.

12. **Next Regular BOD Meeting** - Scheduled for June 30, 2015 at 7:00 P.M.

13. **Adjournment** -- A motion to adjourn was made by C. Mansfield and seconded by J. McCrow. Carried unanimously. The meeting was adjourned at 11:45 A.M.

Respectfully Submitted,

Marlene R. Grove

Consolidated Landscape Report for May & April 2015

Front Entry tree removal

Progress is being made establishing a philosophy on tree removal at our front entry. The last landscape report in April identifies the criteria and rationale to be considered during the planning process. This report is attached at the end of the May report.

A walk through was conducted on May 15, 2015 in attendance was:

Mike Brinniman International Society of Arboriculture

Britney Adomo International Society of Arboriculture

Gerald of Gerald's Tree Service

Betty Weegmann ML Landscape Committee

Jo Gentuso ML Landscape Committee

It was recommended by the two Arborists that 9 Oak trees, 2 Cassia, 1 Tabebuia and 1 Pine be removed. Included in the count, it was recommended that the two cassia trees in the center island be removed due to disease. This count also includes a pine and oak tree damaged by the Autumn Leaves water tie in. The consensus was that the two trees were severely damaged and would eventually die. This claim is in negotiations with Autumn Leaves.

The trees have been marked with an orange dot on the back side base for reference. This will enable the board to better visualize the proposed layout.

This removal count is the recommendation of the Landscape Committee. Upon approval by the Board a permit will be filed with the County.

The quote for removal and stump grinding is attached. This amount is budgeted in the landscape budget.

Front Entry Planting

The normal summer replanting at the front entry will be done soon. The geraniums will be replaced with vincas, at both entry walls and center front island.

There will be two new weeping bottle brush trees planted near where the two cassias were located.

The large rock and grass in front of the guard house is being removed. It will be planted with vinca & flax lily.

BSU Sewer Project Landscaping

BSU has agreed to replace all plantings and grass back to an original condition. A consolidated report:

The coco plums at the north side of the south entry wall will be replaced.

The coco plums at the gate pillar will be replaced.

The sod wash out at the front pillar will be repaired.

Several small sink holes in the sod area need to be filled.

At the villa entrance circle damaged grass and variegated Arboricola will be replaced.

Overall the new sod looks good, but one section along MLB still needs monitoring.

The lift stations are still a work in progress.

Irrigation heads being broken by equipment is an ongoing problem affecting plantings. BSU will be paying for one month of watering for the affected areas and all irrigation damage.

Landscape Report for Marsh Landing April 2015

The landscape committee has been meeting to discuss planting and a schedule for this season. We are waiting on the rainy season to avoid a water problem. In general we will be replacing dead and damaged plantings and filling in some of the existing beds. All current beds are being evaluated.

I have been asked to help Dave assess the damage to our plantings due to the Bonita Springs sewer project. Pictures have been taken of the damaged trees and plantings. In a walkthrough of the affected area with BSU they agreed to replant the damaged plantings, bringing the area back to the original condition and layout. They have also taken a video before their work was started for their records.

I was asked to provide an assessment of the main driveway area and have the landscape committee make some recommendations. As a starting point we looked at the tree count and density of trees along our driveway. The initial findings which are just for information and discussion are to be used for a starting point to develop a plan to improve our driveway appearance and reduce the risk of damage to our property caused by a major event.

1. The original developer has planted more trees than was intended in the development plan. This has resulted in the tree canopies becoming intertwined which presents a risk of multiple trees coming down in high winds.
2. When a tree topples the roots could impact the water, sewer and electrical service.
3. If multiple trees would fall it would present an access problem in an emergency.
4. There are a total of 104 trees planted along the driveway. This includes 23 oak trees.
5. In discussions with Aaron Martin of Lee County Environmental Sciences, he stated that the total count of trees was not a county requirement to meet a county standard, but did state a permit is required to remove them.

6. In a walkthrough with Gerald from Gerald's tree service, he made a recommendation that some of the oaks should be thinned out. He suggested that a rough number be every other tree or in some cases the weak and small trees should be removed.
7. It should also be noted that the Mahogany trees planted along the north side of Autumn Leaves are a fast growing trees which are quickly growing into our canopy concern. That will eventually add to the wind sail of all the trees.

As part of the study a count of trees along the entryway was established. The following is a current count.

South Side	Center Island	North Side
11 Oaks	2 Olive	12 Oaks
12 Sabal	2 Fox Tails	6 Sabal
3 Royals	3 Sable	0 Pines
12 Pines	2 Cassia	1 Tabebuia
1 Tabebuia	5 Pines	3 Royals

The debate over the rocks needs some clarification. The rocks were added because vendors, school buses and garbage trucks were constantly driving into the grass damaging the sod and irrigation lines. The continued expense made it necessary to add this deterrent. Other options have been studied, the obvious was to move all the irrigation heads and reroute the lines and valve boxes. This is a costly change but can be reviewed if required.

Respectfully submitted

Betty Weegmann Landscape Chairman



Community Association at Estero, Inc.

Board of Directors Meeting April 28, 2015 Minutes

1. **Call to Order** – President Connie Mansfield called the meeting to order at the Marsh Landing Clubhouse at 7:00 P.M..
 2. **Roll Call & Quorum Acknowledgement** – Directors Bill Ziegler, Bill McPhail, James McCrow, and Connie Mansfield were present. Tom Iannotti was on speaker phone. All Directors being present, the meeting continued. David Barnett, CAM, was also present.
 3. **Confirmation of Meeting Notice** – C. Mansfield stated that the Meeting Notice and Agenda had been posted at the Clubhouse and on the website on April 24, 2015.
 4. **Approval of Minutes of March 31, 2015 and April 7, 2015 Meetings** -- B. McPhail moved to waive the reading of the minutes and approve as presented. B Ziegler seconded the motion. Motion was approved unanimously.
 5. **Communication** – Letter from 23032 Marsh Landing Boulevard regarding diseased queen palm on master property at rear of home. Tree has been removed.
 6. **Treasurer Report** – James McCrow reported that as of March 31, 2015, Operating Funds were \$145,582.28, Cash Reserves totaled \$330,302.06, Retained Earnings were \$77,032.86 and Year-to-Date Net Income was negative \$26,975.25.
 7. **Manager Report** – Board had no questions. D. Barnett reported on status of BSU project relative to clean-up, testing, possible completion date, and walk-around for final approval of project, as well as several ongoing items.
 8. **President's Update-**
 - a. **Nextdoormarshlanding-** This website is a private neighborhood website and its intention is for neighbors to share items for sale, crime/safety concerns, etc. and not to make slanderous comments against the Board and these comments will not be tolerated by the Board. The people are volunteers and are tired of getting beat up.
 9. **Committee Reports** –
 - a. **Landscape** – Betty Weegmann read a detailed report regarding the trees along the entrance and that we are waiting for the rainy season to begin before starting the project.
 - b. **Communication** – N. Figgins reported there was one volunteer to work on a Welcome to Marsh Landing booklet. Also would like to begin a quarterly Newsletter that would be available in the Clubhouse, as well as posted on the website and announced on Channel 195 that it is available.
 - c. **ECCL** – Beverly MacNellis reported the Village Council has been elected and residents should be receiving reports. If you do not get a report, see Beverly MacNellis with your name and e-mail address. You can also access the website of "esterotoday.org" for timely information and explaining why the ECCL is still very important.
 - d. **Pool & Clubhouse** – Have a proposal from Bluwater Roof & Exterior Cleaning to remove mold, mildew and oils from pool deck furniture including all chairs and tables and clean the pool deck. All areas will be sprayed to kill mold and mildew. C. Mansfield moved we accept the proposal from Bluwater and T. Iannotti seconded. Approved.
The pool will be closed until 1:00 PM on May 7, 2015 for furniture and deck cleaning.
The Clubhouse is scheduled to be power washed and painted beginning on Monday, May 18, 2015.
 - e. **Finance** – No Report
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10. **Old Business**

- a. **Blood Drive**- Will try to schedule something for October and another in January.

11. **New Business**

a. **AMC Submissions-**

23277 MLB –Install Hurricane Shutters	23218 MLB – Front Screen Door
23277 MLB – Install Windows-- Hurricane Glass	23218 MLB – Install Gutters

It was moved by J. McCrow and seconded by B. Ziegler to approve the AMC Recommendations. Approved.

- b. **Villa I Roof Request** – Concern the roof on 23058 – 23060 Grassy Pine Drive has to be replaced this year. B. McPhail moved and T. Iannotti seconded that we go back to Villa I responding that building roof has to be replaced this year by December 31, 2015, and we will agree with the schedule for re-roofing of remaining Villa I buildings as submitted. Motion carried. C. Mansfield to send a letter. T. Iannotti had to leave the meeting at 8:25 PM.
- c. **Villa II Road Gutter Request** – J. McCrow moved to replace 16 feet in front of 23204 Grassy Pine Drive and C. Mansfield seconded that it be approved per the latest estimate. J. McCrow, B. Ziegler, C. Mansfield - Yeas and B. McPhail - Nay. Passed 3 to 1. B. Ziegler to write up criteria that would determine replacement or repair in the future.
- d. **Problematic Residents to Attorney** – There are four or five residents who are consistently problematic. These individuals will receive the usual notification and failing resolution of the issue, this will be turned over to the Board attorney for resolution. Legal fees incurred will be for the homeowner's account.
- e. **Audit** – Found our records to be documented and everything in order. C. Mansfield to verify how to handle bad debts.
- f. **Security Update and Work Revisions** – B. Ziegler and D. Barnett to work with Statewide Security to develop a process to handle warnings.
- g. **Clubhouse Cleaning Contract** – D. Barnett to speak with Elite Cleaning about things not being done, what is their attitude, and is it time to give 30 day notice.
- h. **Smoking on Pool Deck** – This is amending the Agenda. This is a No Smoking campus. Remove ashtray by restrooms.
- i. **Tree Thinning** – Recommendations by the Landscapers, Arborists, and Lee County that because there was an overabundance of trees, the canopy is interwoven and if a wind comes through, it will tear out the water lines, etc. That is why trees are being thinned. Discussion continues.
- j. **Hurricane Shutters** – D. Barnett to obtain a formal contract.

12. **Next Regular BOD Meeting** - Scheduled for May 26, 2015 at 9:30 A.M.

13. **Adjournment** -- A motion to adjourn was made by J. McCrow and seconded by B. Ziegler. Carried unanimously. The meeting was adjourned at 9:40 P.M.

Respectfully Submitted,

Marlene R. Grove